

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-13822 - APPLICANT/OWNER: GREAT WASH PARK LLC

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

1. The limits of this Petition of Vacation shall be the entire drainage easement as described in Document No. 20051129:04185. No portions of the existing drainage easement recorded as Document No. 940310:01293 shall be vacated.
2. The new drainage easement must be approved by the Department of Public Works and shall record immediately after this Petition of Vacation.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

This application is a petition to Vacate a 20 foot wide public drainage easement generally located approximately 320 feet east of the intersection of Alta Drive and South Rampart Boulevard and a 50 foot wide public drainage easement generally located approximately 1,360 feet east of Rampart Boulevard at the northern boundary of the property.

EXECUTIVE SUMMARY

The vacation of the 20 foot wide public drainage easement and the 50 foot wide public drainage easement on this site will enable the owner to develop a 10-story mixed-use development that has been previously approved by City Council. The approved Site Development Plan Review (SDR-10770) is contingent upon approval of this Vacation in order to place the proposed buildings on the site. The request is appropriate, as the subject drainage easements are not needed in their current configuration.

BACKGROUND INFORMATION

A) Related Actions

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|----------|---|
| 03/02/05 | A request for a Rezoning (ZON-5653) From: U(Undeveloped) Zone [GC (General Commercial) General Plan Designation] To: C-2 (General Commercial) on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard was approved by City Council. |
| 04/19/06 | A request for a Site Development Plan Review (SDR-10770) for a ten-story mixed-use development consisting of 699,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive was approved by City Council. |
| 04/19/06 | A request for a Variance (VAR-10773) to allow 3,225 parking spaces where 3,540 spaces is the minimum number of parking spaces required for a proposed mixed-use development on 28.69 acres 8750 Alta Drive was approved by City Council. |
| 07/13/06 | The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #13/ejb). |

B) Pre-Application Meeting

A pre-application meeting is not required for this application, nor was one held.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

The subject vacation request is to Vacate a 20 foot wide public drainage easement generally located approximately 320 feet east of the intersection of Alta Drive and South Rampart Boulevard and a 50 foot wide public drainage easement generally located approximately 1,360 feet east of Rampart Boulevard at the northern boundary of the property. These easements are described as follows:

A 20 foot (20') drainage easement beginning approximately 320 feet east of the intersection of Alta Drive and Rampart Boulevard and extending north approximately one hundred and sixty feet (160') in a curvilinear manner and a fifty foot (50') public drainage easement generally located approximately 1,360 feet east of Rampart Boulevard at the northern boundary of the property and extending southwest approximately three hundred and eighty feet (380'); said property being a portion of the western half (W1/2) of the south half (S1/2) of the northeast quarter (NE1/4) of Section 32, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The subject request is to vacate a 20 foot wide public drainage easement generally located approximately 320 feet east of the intersection of Alta Drive and South Rampart Boulevard and a 50 foot wide public drainage easement generally located approximately 1,360 feet east of Rampart Boulevard at the northern boundary of the property. The approved Site Development Plan Review (SDR-10770) is contingent upon approval of this Vacation in order to place the proposed buildings on the site. The request is appropriate, as the subject drainage easements are not needed in their current configuration. Therefore, staff has no concerns with the proposed Vacation and supports the request.

B) Public Works discussion

This Vacation application proposes to vacate two public drainage easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 34

SENATE DISTRICT 8

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0